

**APPROVED****LAKE GEORGE VILLAGE  
26 OLD POST ROAD  
MARCH 18, 2009  
PLANNING BOARD  
MINUTES****Board members present:**

Robert Mastrantoni, Dan Courtney, Margy Mannix, Patricia Dow, Dan Garay, and Debbie Tirri (alternate)

**Board member absent:****Others present:**

Doug Frost (Code Enforcer), Carol Sullivan, (Secretary), Ellen Breslin, Carl Alberino, Sean Doty, Renee' Reardon, Mary Alice Leary, Chris Navitsky, Brett Lange

Chairman Mastrantoni called a meeting to order at 7:08 PM.

**LAKE GEORGE BAKING CO. – A-FRAME SIGN****SHEPARD SQUARE # 9****IROQUOIS ST.****TAX MAP #: 251.14-3-9****ZONE: COMMERCIAL MIXED USE**

- A-frame sign approval.
- Carl Alberino approached the board showing them a picture of his A-frame sign. A-frame sign approval.

**MOTION:** Dan Garay made a motion to accept the A-frame sign as presented for the Lake George Baking Company.

**2ND:** Dan Courtney

Robert Mastrantoni	Dan Courtney	Margy Mannix	Dan Garay	Patricia Dow
Aye	Aye	Aye	Aye	Aye

**MCDONALD'S/RENEÉ REARDON****105 CANADA ST.****TAX MAP #: 251.18-4-4****ZONE: COMMERCIAL MIXED USE**

- Changing color of roof to a deep red. The roof on this building is an integral part of the overall façade (material change).
- Reneé approached the board and explained her plans to paint the currently grey roof to burgundy. She presented a picture to the board showing the change and explained the new color scheme is burgundy and beige. The red and yellow accompanying colors on the building will be removed.

**MOTION:** Margy Mannix made a motion to approve the color change for McDonald's roof to burgundy.

**2ND:** Dan Courtney

Robert Mastrantoni	Dan Courtney	Margy Mannix	Dan Garay	Patricia Dow
Aye	Aye	Aye	Aye	Aye

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**LOCHLEA PARTNERS LLC**

**TAX MAP 251.11-2-1**

**ZONE: RESIDENTIAL**

**APPLICANT: LOCHLEA PARTNERS LLC**

**SITE PLAN APPLICATION 09-04**

- Site Plan review – residential subdivision.
- Sean Doty from The Chazen Companies approached the board showing a revised map. Pointing to the revised map Sean pointed to lot one and indicated the lot width has been changed in order to not pursue a variance for lot width. Lot one and four have expanded lot lines to the east.
- Robert questioned whether any work would be done on the current bridge. Sean mentioned it consists of bedrock underneath and cannot be excavated.
- The existing road will remain in place. The town side will have an improved road which will be used for fire truck access. It was determined by a structural engineer that the current bridge would be able to allow fire truck access. Sean mentioned the fire chief has found the access to be acceptable.
- House footprints including the garage are approximately 1,100 square feet and are consistent with the existing cabins on the property. Each house will be presented to the Planning Board for approval prior to construction.
- Total Village acreage is approximately 4 acres.

**MOTION:** Dan Courtney made a motion to have the Town Planning Board act as the Lead Agency for SEQR review.

**2ND:** Margy Mannix

Robert Mastrantoni	Dan Courtney	Margy Mannix	Dan Garay	Patricia Dow
Aye	Aye	Aye	Aye	Aye

**MOTION:** Patricia Dow made a motion to approve the village side subdivision for Lochlea subdivision project as shown on the plans with the two existing houses and the two house remaining which will come before the planning board.

**2ND:** Dan Courtney

Robert Mastrantoni	Dan Courtney	Margy Mannix	Dan Garay	Patricia Dow
Aye	Aye	Aye	Aye	Aye

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**S. J. GARCIA'S SIDEWALK CAFÉ AWNING – NO APPLICATION AVAILABLE**

**184 CANADA ST.**

**TAX MAP #: 251.18-3-58**

**ZONE: COMMERCIAL RESORT - OVERLAY**

- Brett will be adding an awning to his sidewalk café and eliminating the umbrellas. LGV does not have an application for this change.
- Brett approached the board and presented a booklet of fabric samples. He indicated he had marked a couple which he is considering. The awning will be retractable.
- The board discussed the selections and compared them to the existing awning over the next door ice cream shop.

**MOTION:** Patricia Dow made a motion to approve the awning as presented in the color Colonnade Redwood to extend over the sidewalk café area, retractable, according to the code of not lower than 7 feet high for S. J. Garcia's sidewalk café.

**2ND:** Dan Garay

Robert Mastrantoni	Dan Courtney	Margy Mannix	Dan Garay	Patricia Dow
Aye	Aye	Aye	Aye	Aye

At this point Patricia Dow recused herself from the board and Debbie Tirri joined the board.

**HOLLY RAJ INC – PUBLIC HEARING REMAINS OPEN**

**TAX MAP: 251.18-3-71**

**ZONE: COMMERCIAL RESORT – OVERLAY**

**APPLICANT: DAN RYAN – VISION ENGINEERING (for Holly Raj Inc.)**

- The board reviewed the proposals received and selected two consultants they will consider providing additional questions can be answered.
- The board selected Novis which is located in Delmar, NY. The board asked that Novis clarify they will be testing ambient noise, the study will include surrounding buildings, noise traveling across the lake and that they will make a site visit, if necessary, for testing. They also asked for the cost of a site visit(s).
- The board also selected Sound Sense LLC located in East Hampton, NY. They asked for clarification of the site visit(s) information provided.
- Doug and Carol indicated they would contact these two companies for the additional information.
- Patricia Dow, speaking as a public citizen, mentioned she feels it is important to include sound traveling over the lake in the sound assessment. She added even though the building is not constructed it is important that the noise study include noise levels at the second level. Referring to DJ's, when it was newly constructed materials were used on the inside to keep noise from traveling to the outside. Previous discussions seem to focus on the noise which comes from the inside of the building and noise that will be generated on the outside of the building on the deck and the noise assessment should address both.
- The board set a special board meeting date for March 23, 2009 @ 6 PM to finalize their choice.

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At this point Patricia Dow rejoined the board.

**ZONING CHANGES**

- The board agreed the meeting scheduled for March 23, 2009 @ 6 PM will include review of the Overlay district.

**MINUTES****January 14, 2009**

**MOTION:** Patricia Dow made a motion to approve the January 14, 2009 minutes.

**2ND:** Robert Mastrantoni

Robert Mastrantoni	Dan Courtney	Margy Mannix	Dan Garay	Patricia Dow (Excludes Holly Raj)	Debbie Tirri (Holly Raj only)
Aye	Aye	Aye	Aye	Aye	

**February 4, 2009**

**MOTION:** Robert Mastrantoni made a motion to approve the January 14, 2009 minutes.

**2ND:** Dan Garay

Robert Mastrantoni	Dan Courtney	Margy Mannix	Dan Garay	Patricia Dow Excludes Holly Raj	Debbie Tirri Holly Raj only
Aye	Aye	Aye	Aye	Aye	

**February 18, 2009**

**MOTION:** Robert Mastrantoni made a motion to approve the February 18, 2009 minutes.

**2ND:** Debbie Tirri

Robert Mastrantoni	Dan Courtney	Margy Mannix	Dan Garay	Debbie Tirri
Aye	Aye	Aye	Aye	Aye

A motion by Robert Mastrantoni, seconded by Margy Mannix carried unanimously to adjourn the meeting at 9:15 p.m.

Meeting adjourned.  
Respectfully submitted,  
Carol Sullivan  
March 30, 2009